

Eastvale

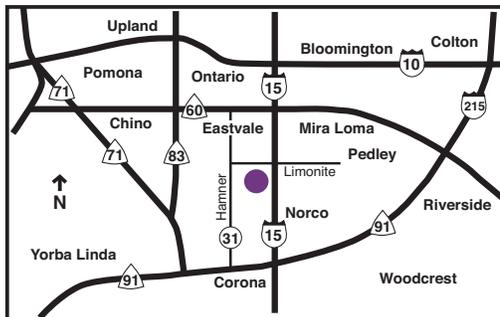
Gateway South

SEC LIMONITE AVE. & HAMNER AVE.
EASTVALE, CALIFORNIA



**Anchored
164,000 SF
Mixed Use
Center**

**Pad and
Shop
Space
Available**



PROJECT FEATURES

- 164,000 square foot Mixed Use Center including Walgreens, McDonalds, Taco Bell, Chevron, and a proposed medical office building and health club
- Across from 848,000 square foot Eastvale Gateway community center anchored by Target, Best Buy, Home Depot, Vons and Edwards Theatres
- Situated at the entry to one of the fastest growing areas of Riverside and San Bernardino counties
- Serving the communities of Eastvale, Mira Loma, Ontario, Corona, Norco and Chino
- 51,357 proposed residential units within six miles*

TRAFFIC COUNT

I-15 @ Limonite 154,000 Avg. ADT
Limonite west of I-15 31,420 Avg. ADT

Source: CalTrans and Albert A. Webb Associates (2010 estimate)

DEMOGRAPHICS

	2-Mile Radius Trade Area	Immediate Trade Area	5-Mile Radius Trade Area
January 2011 Updated Population Estimate	42,959	68,663	179,849
Total Population at Buildout of All Units Proposed	72,326	118,882	329,646
2010 Median Household Income	\$80,243	\$79,957	\$74,602

* Derrigo Demographic Studies 1/2011



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Eastvale Gateway / Eastvale Gateway South Combo Plan



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Note: This site plan shows landowner's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landowner respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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Eastvale Gateway South



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